

T R A S K
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* Board Certified by the Florida Bar in
City, County and Local Government Law

September 17, 2018

BY REGULAR U.S. MAIL & CERTIFIED MAIL
Return Receipt Requested
Receipt No. 7005-3110-0002-4569-9541

Kristi S. Hill
n/k/a Kristi H. Allen
[REDACTED]

Re: City of Dunedin Code Enforcement Board - Case No. 14-71
Property Address: 1658 Douglas Avenue, Dunedin, Florida

Dear Mrs. Allen:

Please be advised that I represent the City of Dunedin with regard to its legal rights concerning the above referenced case.

On July 17, 2014 a lien was placed on the above referenced property with regard to the above referenced Code Enforcement Board case, a copy of which is enclosed for your reference. The accrued fine is \$92,600.00 principal, interest in the amount of \$9,526.73 through September 17, 2018, an administrative fee of \$50.00, recording costs of \$51.50 and \$200.00 in attorney's fees for a total of \$102,428.23 through September 17, 2018. ***Interest will continue to accrue at the rate of 5.97% per year until the lien is paid in full.***

The City of Dunedin would like to give you one final opportunity to pay this amount prior to proceeding with collection efforts. Demand is hereby made for the value of the above referenced lien which includes \$14.50 to record the Release of Lien. Payment must be made to the City of Dunedin, care of this office, within fifteen (15) days of the date of this letter or we shall have no choice but to pursue further collection efforts.

September 17, 2018
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Please be advised that in the event that litigation becomes necessary and we are successful in said litigation, in addition to the amounts listed above, you will also be liable for the costs of the litigation and all reasonable attorney fees incurred as a result of that litigation.

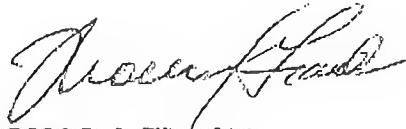
Please note that amounts which become due or are imposed after the date of the lien are also secured by the lien. This lien cannot be released without full payment through the settlement date.

If you are in doubt about your legal rights or remedies, you should consult the legal counsel of your choice. The attached notice is required by law and does not alter or extend the time periods set forth hereinabove.

Please govern yourself accordingly.

Sincerely,

TRASK DAIGNEAULT, LLP



THOMAS J. TRASK
City Attorney

TJT/kt
Enclosures: Notice and Lien

cc: Code Enforcement Division, City of Dunedin

NOTICE

The above named attorney is attempting to collect a debt owed to the City of Dunedin and any information obtained will be used for that purpose.

Unless you, within thirty (30) days after receipt of this letter, dispute the validity of the aforesaid debt, or any portion thereof, owing to the City of Dunedin, the above-named attorney shall assume that the debt is valid. If you notify the above-named attorney in writing within the said 30-day period that the aforesaid debt or any portion thereof is disputed, the above-named attorney shall obtain written verification of said debt from the City of Dunedin and mail same to you. This 30-day verification period shall not in any way lengthen the deadline for payment in this letter.

THE DUNEDIN CODE ENFORCEMENT BOARD
City of Dunedin, Florida

CITY OF DUNEDIN, FLORIDA
750 MILWAUKEE AVENUE
P.O. BOX 1348
DUNEDIN, FL 34697-1348
Petitioner,

vs.

DCEB CASE NO.: 14-71

KRISTI S HILL
1658 DOUGLAS AVE
DUNEDIN, FL 34698-3701
Respondent(s).

I DO HERE-BY CERTIFY THIS TO BE A TRUE
AND CORRECT COPY
CERTIFIED THIS

DATE

3-15-14
Douglas T. Kelly
CITY CLERK

Re: VIOLATION OF SECTION(S):

Violation Detail
00010 LDC.SEC. 105-61.4.4 MAINTENANCE OF VEGETATION
Date Est: January 21, 2014 Location: Qty: 001

Violation Detail
00020 IPMC.SEC.303.1 SWIMMING POOL MAINTENANCE
Date Est: January 21, 2014 Location: Qty: 001

LEGAL DESCRIPTION:

Parcel Number: 22-28-15-23310-032-0040
DUNEDIN ISLES NO. 1
BLK 32, LOT 4

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2014201462 07/17/2014 at 04:52 PM
OFF REC BK: 10466 PG: 49-50
DocType:LN RECORDING: \$18.50

1658 Douglas Ave., Dunedin, Florida

The Dunedin Code Enforcement Board has heard testimony concerning the compliance by the Respondent with the Order of the Board previously issued on May 14, 2014. The Respondent was not present and based on the evidence presented, the Dunedin Code Enforcement Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER.

FINDINGS OF FACT

That the matters or things required to be done as previously ordered by the Board in order to comply with the said Order of the Board within the time set by the Board have not, in fact, been complied with and it is appropriate for the Board to order the penalties as provided by law for such non-compliance.

CONCLUSIONS OF LAW

That the Respondent has failed to comply with the Board Order issued May 14, 2014; therefore, the Board does hereby impose penalties as provided by law for such non-compliance. Notification of fine and accrual was mailed to the Respondent by certified mail, return receipt requested on May 15, 2014 and was returned, "Unable To Forward."

Findings of Fact,
Conclusions of Law & Order

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ORDER

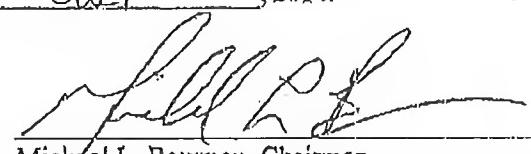
That KRISTI S. HILL shall pay a fine of \$100.00 a day for each day that the violation has continued past the date set for compliance by the Board's Order of May 14, 2014, that date being June 15, 2014. An Affidavit of Non-Compliance was accepted by the Board on July 1, 2014. This fine will continue to accrue at the rate of \$100.00 per day until compliance, plus daily interest, and any court filing fees which will accrue until the fine is paid, regardless of compliance and said fines will continue to be a lien on any real or personal property that is owned by you.

Respondent is responsible for payment of the \$50.00 administrative fee, and said administrative fee will continue to be a lien on any real or personal property that is owned by you.

This Order shall be recorded in the Public Records of Pinellas County Florida, and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property of the Respondent. After three months from the filing of such lien, which remains unpaid, the Code Enforcement Board may authorize the City Attorney to foreclose on the said lien.

On complying, the Respondent shall notify the Code Enforcement Inspector JOSEPH W. MAY at (727) 298-3190 that such compliance has taken place and the Code Enforcement Inspector shall inspect the property and thereupon file an Affidavit of Compliance or Non-Compliance with the Board. Should a dispute arise concerning compliance, either party may request a further hearing before the Board.

DONE AND ORDERED: on this 11th day of JULY, 2014.



Michael L. Bowman, Chairman
DUNEDIN CODE ENFORCEMENT BOARD

ATTEST:


Jennifer Duncan
Clerk, Dunedin Code Enforcement Board